

# Extract for Planned Development

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## Journal of the Proceedings of the City Council of the City of Chicago, Illinois

Portions of this document are taken directly from The City of Chicago's Office of the City Clerk, City Council's Journal of the Proceedings.

Related documentation pertaining to this Planned Development may also be included.

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City of Chicago  
Richard M. Daley, Mayor

Department of Planning  
and Development

Alicia Mazur Berg  
Commissioner

121 North LaSalle Street  
Chicago, Illinois 60602  
(312) 744-4190  
(312) 744-2271 (FAX)

<http://www.cityofchicago.org>

September 12, 2002

Mr. Endy D. Zemenides  
Alzheimer & Gray  
10 South Wacker Drive  
Chicago, IL60606-7482

**Re:** Administrative Relief - Business Planned  
Development No. 811 - American Trans Air  
("ATA") - 7101 South Cicero Avenue

Dear Mr. Zemenides:

Please be advised that your request on behalf of American Trans Air for a minor change to Business Planned Development No. 811 as amended, has been considered by the Department of Planning and Development pursuant to Section 11.11-3(c) of the Chicago Zoning Ordinance and Statement No. 11 of the Business Planned Development No. 811.

Specifically, you requested the following modifications:

- Relief from Planned Development Statement #10 (a)(i) - (iii) which requires ATA to construct roadway improvements that will no longer be approved by the Illinois Department of Transportation ("IDOT").

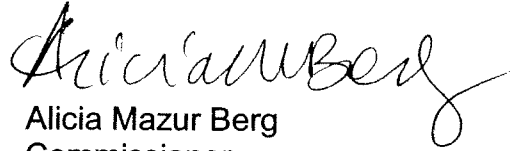
The Department recognizes that as part of the Plan Development, IDOT reviewed the improvements last November and approved of them in concept. After further review, however, IDOT has requested changes to the roadway designs. IDOT no longer approves of the new southbound left turn lane onto South Cicero Avenue at the Cicero/70th Street intersection or a southbound left turn lane onto West 70<sup>th</sup> Street on South Cicero Avenue. Given that these roadway improvements will not be constructed, the modification of the existing West 70<sup>th</sup> Street traffic signal is also no longer necessary. The Chicago Department of Transportation has been informed of this request and has no objections.

With regard to your request, the Department of Planning and Development has determined that this revision to the Planned Development would constitute a minor change pursuant to Section 11.11-3(c) of the Chicago Zoning Ordinance. Accordingly,



pursuant to the authority granted by the Chicago Zoning Ordinance and Business Planned Development No. 811, I hereby approve the foregoing minor change, but no other changes to Business Planned Development No. 811.

Very Truly Yours,

A handwritten signature in black ink, appearing to read "Alicia Mazur Berg". The signature is fluid and cursive, with a large, stylized "A" and "B".

Alicia Mazur Berg  
Commissioner

cc: Philip Levin  
Jack Swenson  
Mike Marmo  
Tim Bleuher  
Ed Kus

Again, please let the record reflect that I abstain from voting on Application Numbers 13532, 13503, 13508, 13527, TAD-284, 13525, 13472 and 13477 under the provisions of Rule 14 of the City Council's Rules of Order and Procedure.

Respectfully submitted,

(Signed) WILLIAM J. P. BANKS,  
Chairman.

On motion of Alderman Banks, the said proposed ordinance transmitted with the foregoing committee report was *Passed* by yeas and nays as follows:

*Yeas* -- Aldermen Granato, Haithcock, Tillman, Preckwinkle, Hairston, Lyle, Beavers, Stroger, Beale, Pope, Balcer, Frias, Olivo, T. Thomas, Coleman, L. Thomas, Murphy, Rugai, Troutman, DeVille, Munoz, Zalewski, Chandler, Solis, Ocasio, Burnett, E. Smith, Carothers, Wojcik, Suarez, Matlak, Mell, Austin, Colom, Banks, Mitts, Allen, Laurino, O'Connor, Doherty, Natarus, Daley, Levar, Shiller, Schulter, M. Smith, Moore, Stone -- 48.

*Nays* -- None.

Alderman Beavers moved to reconsider the foregoing vote. The motion was lost.

Alderman Burke invoked Rule 14 of the City Council's Rules of Order and Procedure, disclosing that he had represented parties to this ordinance in previous and unrelated matters.

The following is said ordinance as passed:

*Be It Ordained by the City Council of the City of Chicago:* BPD 811

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the current C4 Motor Freight Terminal District symbols and indications as shown on Map Number 16-K and Map Number 18-K in the area bounded by:

the southerly line of the Belt Railway right-of-way; a line 1,357.50 feet east of South Cicero Avenue; a line 255.50 feet north of West 72<sup>nd</sup> Street; a line 1,195.50 feet east of South Cicero Avenue; a line 152.50 feet north of West 72<sup>nd</sup> Street; a line 1,138.50 feet east of South Cicero Avenue; a line 81 feet north of West 72<sup>nd</sup> Street; a line 1,090 feet east of South Cicero Avenue; West 72<sup>nd</sup> Street; South Cicero Avenue; a line 717.87 feet north of West 72<sup>nd</sup> Street, as measured along the east line of South Cicero Avenue traveling east to a point 55 feet east of South Cicero Avenue; and a line from the last described point traveling northerly a distance of 547.89 feet to a point on the southerly line of the Belt Railway right-of-way 69.67 feet east of South Cicero Avenue, as measured along the southerly line of the Belt Railway right-of-way,

to those of a C2-3 General Commercial District.

SECTION 2. That the Chicago Zoning Ordinance be amended by changing all the current C2-3 General Commercial District symbols and indications as shown on Map Number 16-K and Map Number 18-K in the area bounded by:

the southerly line of the Belt Railway right-of-way; a line 1,357.50 feet east of South Cicero Avenue; a line 255.50 feet north of West 72<sup>nd</sup> Street; a line 1,195.50 feet east of South Cicero Avenue; a line 152.50 feet north of West 72<sup>nd</sup> Street; a line 1,138.50 feet east of South Cicero Avenue; a line 81 feet north of West 72<sup>nd</sup> Street; a line 1,090 feet east of South Cicero Avenue; West 72<sup>nd</sup> Street; South Cicero Avenue; a line 717.87 feet north of West 72<sup>nd</sup> Street, as measured along the east line of South Cicero Avenue traveling east to a point 55 feet east of South Cicero Avenue; and a line from the last described point traveling northerly a distance of 547.89 feet to a point on the southerly line of the Belt Railway right-of-way 69.67 feet east of South Cicero Avenue, as measured along the southerly line of the Belt Railway right-of-way,

to those of a Business Planned Development, which is hereby established in the area described above subject to such use and bulk regulations as are set forth in the Plan of Development attached hereto and to no others.

SECTION 3. This ordinance shall be in force and effect from and after its passage and due publication.

Plan of Development Statements referred to in this ordinance read as follows:

*Business Planned Development. § 11**Plan Of Development Statements.*

1. The area delineated herein as a Business Planned Development (the "Planned Development") consists of approximately one million one hundred fifty-nine thousand four hundred forty-six (1,159,446) square feet of property which is depicted on the attached Planned Development Boundary and Property Line Map (the "Property") and is owned or controlled by CNF Properties, Inc., which has duly authorized American Trans Air, Inc. (the "Applicant") to pursue this application.
2. The Applicant shall obtain all necessary official reviews, approvals or permits. Any dedication or vacation of streets, alleys or easements or any adjustments of rights-of-way shall require a separate submittal on behalf of the Applicant or its successors, grantees or assigns, and approval by the City Council.
3. The requirements, obligations and conditions contained within this Planned Development shall be binding upon the Applicant, its successors and assigns and, if different than the Applicant, the legal title holders and any ground lessors. All rights granted hereunder to the Applicant shall inure to the benefit of the Applicant's successors, grantees and assigns and, if different than the Applicant, the legal title holder and any ground lessors. Furthermore, pursuant to the requirements of Section 11.11-1 of the Chicago Zoning Ordinance, the Property, at the time applications for amendments, modifications or changes (administrative, legislative or otherwise) to this Planned Development are made, shall be under single ownership or under single designated control. Single designated control for purposes of this paragraph shall mean that any application to the City for any amendment to this Planned Development or any other modification or change thereto (administrative, legislative or otherwise) shall be made or authorized by the Applicant.
4. This plan of development consists of fifteen (15) statements; a Bulk Regulations and Data Table; an Existing Zoning Map; a Planned Development Boundary and Property Line Map; an Existing Land-Use Map; a Right-of-Way Adjustment Map; a Subarea Map/Subarea A Site Plan; and a Landscape Plan for Subarea A prepared by O'Donnell, Wicklund, Pigozzi and Peterson Architects and dated November 2, 2001; and Building Elevations for Subarea A prepared by O'Donnell, Wicklund, Pigozzi and Peterson Architects and dated November 2, 2001. These and no other zoning controls shall apply to the Property. This Planned Development conforms to the intent and purpose of the Chicago Zoning

Ordinance, Title 17 of the Municipal Code of Chicago, and all requirements thereof, and satisfies the established criteria for approval as a planned development.

5. The Property within the Planned Development is divided into three (3) subareas as indicated on the Generalized Land-Use Map. Subject to the Bulk Regulations and Data Table, the following uses are permitted on the Property under this Planned Development:

(a) Any portion of the Property may be utilized on an interim basis for construction staging, the storage of construction materials and non-accessory parking for the various phases of development of the Property.

(b) The following uses shall, subject to the limitations described in Section (e) below of this Statement 5, be permitted uses of Subarea A: (i) airline training center uses which are commercial/trade school uses which include, without limitation, training and education relating to airline operations, aviation and related matters and also includes uses accessory thereto and (ii) business and professional office uses and accessory uses thereto.

(c) The following uses shall, subject to the limitations described in Section (e) below of this Statement 5, be permitted uses of Subarea C: business and professional offices, hotels, retail uses (including, without limitation, food stores, pharmacies, drug stores, convenience stores, tailor shops, banks and financial institutions, gift shops, jewelry stores, travel bureaus, barber shops and beauty parlors, dry cleaning establishments, liquor sales, restaurants and taverns with live entertainment and every other retail use permitted in the C3-2 Zoning District), drive-through facilities, electronic data storage and high technology centers, day care centers and accessory and non-accessory parking and uses accessory to all of the aforesaid.

(d) The following uses shall, subject to the limitations described in Section (e) below of this Statement 5, be permitted uses of Subarea B: accessory and non-accessory parking uses, rail uses and uses accessory thereto.

(e) All uses of the Property described above in Sections (b), (c) and (d) of this Statement 5 (other than rail uses of Subarea B) shall be further limited to such uses which may serve, support or benefit the functions, employees, occupants, invitees or other current or prospective users of airline training center uses on Subarea A or of Midway Airport.

6. Temporary signs (such as construction and marketing signs) and business identification signs shall be permitted subject to the review and approval of the Department of Planning and Development (the "Department"). Advertising signs are not permitted upon the Property; provided, however, that signs located within any one (1) subarea of the Property which identify businesses or functions located within other subareas of the Property shall not be considered advertising signs. The following two (2) signs are hereby specifically approved: (a) a business identification sign (of size and design to be established by the Applicant and approved by the Department) which is attached or integral to the horizontal surface of the roof of the airline training center on Subarea A which is generally visible only from aircraft flying over the airline training center; and (b) a monument sign (of size and design to be established by the Applicant and approved by the Department) located proximate to the intersection of South Cicero Avenue and West 72<sup>nd</sup> Street. Nothing herein shall be construed to prohibit pylon signs or signs advertising products sold within businesses located on the Property.
7. Off-street parking and loading facilities shall be provided in accordance with the provisions of this Planned Development subject to the review and approval of the Department and the Department of Transportation.
8. Any service drive or other ingress or egress shall be adequately designed and paved in accordance with the regulations of the Department of Transportation in effect at the time of construction and in compliance with the Municipal Code of the City of Chicago, to provide ingress and egress for motor vehicles, including emergency vehicles. There shall be no parking within such paved areas. Ingress and egress shall be subject to the review and approval of the Department and the Department of Transportation.
9. In addition to the maximum heights of the buildings and any appurtenance attached thereto prescribed in this Planned Development, the height of any improvements shall also be subject to height limitations as approved by the Federal Aviation Administration.
10. Improvements upon the Property shall be designed, constructed and maintained as follows:
  - (a) Subarea A -- (the airline training center only, as depicted on the Site Plan and labeled "Training Center"): in general conformance with the plans and exhibits set forth in Statement Number 4. Additionally, prior to occupancy of the airline training center, the following public improvements, generally described in the report prepared by KLOA Traffic Engineers, dated October 23, 2001 and on file with the Department of Transportation, shall be in place and available for use:



- (i) modification of the existing West 70<sup>th</sup> Street traffic signal;
- (ii) a southbound left turn lane onto West 70<sup>th</sup> Street on South Cicero Avenue;
- (iii) new southbound left turn and northbound right turn lanes onto South Cicero Avenue at Cicero/70<sup>th</sup> Street intersection;
- (iv) a widened Cicero/72<sup>nd</sup> Street intersection, including an exclusive right turn lane onto South Cicero Avenue.

Funding for the aforesaid public improvements is intended to be shared by the Applicant and the Illinois Department of Transportation. The Applicant shall depict said public improvements on the Part II application for construction of the Airline Training Center. (b) Subarea A (any development other than the Airline Training Center described in Section (a) of this Statement Number 10), Subarea B and Subarea C: In general conformance with the following design standards:

(i) Walkways And Roadways. It is the intent of this Planned Development that the vehicular drives and the pedestrian walkways be planned and laid out in a manner which promotes an integrated "campus-like" environment. In particular, development shall be designed, constructed and maintained in a manner intended to promote multiple, safe and convenient pedestrian accessways between the various uses and buildings. Building entrances shall be designed and located to recognize such pedestrian accessways and to facilitate pedestrian access. Where such pedestrian accessways are provided, major private drives or roadways shall incorporate continuous sidewalks on at least one (1) side, adjacent planting strips ("parkways") (within which planting strips shall be planted with street trees and other appropriate landscaping) and street lights. Said sidewalks may be constructed of concrete or of such other materials as may be appropriate for pedestrian use.

(ii) Parking. Off-street parking shall be provided in accordance with the following provisions:

- (1) Applicant shall provide, at a minimum, one (1) parking space per one thousand (1,000) square feet of floor area. Design of off-street parking spaces shall comply with Sections 9.11 of the Chicago Zoning Ordinance.

(2) Interim outdoor, at-grade, off-street shall be permitted; provided, any such parking shall be located, landscaped and maintained in a manner consistent with the Vehicular Use Area landscaping and screening provisions of Article 9 of the Chicago Zoning Ordinance.

(iii) Loading. In accordance with the loading requirements applicable to the C3-2 Zoning District as provided by the Chicago Zoning Ordinance.

(iv) Curbscuts. All curbscuts shall be constructed in accordance with the standards of the City of Chicago. All curbscuts shown on the Right-of-Way Adjustment Map are hereby approved.

(v) Landscaping. Landscaping shall be provided to enhance the appearance of the development from the adjacent public streets, to improve the appearance of parking areas of developments and to satisfy the applicable Vehicular Use Area landscaping and screening provisions of Article 9 of the Chicago Zoning Ordinance. Landscaping which is similar in nature and quality to the landscaping depicted on the Subarea A Landscape Plan shall be deemed to satisfy the aforesaid standard. The view of loading and service areas from public ways shall be minimized, to the extent feasible, through the use of landscaping and fencing.

A landscaped area shall be provided along the southern and western boundary of Subarea C of no less than twelve (12) feet in width, which area shall be landscaped with street trees and other appropriate landscaping materials; provided, however, that such landscaping need not be provided where it would obstruct visibility from the public ways to the uses of Subarea C. Nothing in this Planned Development shall be construed to prohibit minor changes to the landscaping requirement contained in this paragraph, as such minor changes are described by Statement Number 12 of this Planned Development, provided the Department approves such changes.

(vi) Exterior Building Design.

(1) The exterior walls of any structure, including walls and fences, facing or visible from any public way shall be designed and constructed of such materials to avoid a monotonous and blank appearance through the use of texture and detail, openings, projections, recesses, offsets, variations to the parapet wall, variations in type or color of materials or other architectural devices.

(2) Rooftop mechanical units, flues and vents shall be screened from pedestrian level view.

(3) The design and quality of materials incorporated into every structure shall be appropriate for a building that will be visible from all four (4) sides.

11. Prior to issuance by the Department of a determination pursuant to Section 11.11-3(b) of the Chicago Zoning Ordinance ("Part II approval") for any development of Subarea A (other than the Airline Training Center), Subarea B or Subarea C, a Site Plan for proposed development shall be submitted to the Department for Site Plan approval. Site Plan approval is intended to assure that specific development proposals conform with this Planned Development and to assist the City in monitoring ongoing development. A Site Plan may be submitted for all or any part of the aforesaid subareas. No Part II approval for development within said subareas (other than the airline training center) shall be granted until an applicable Site Plan has been approved. If a Site Plan substantially conforms with the provisions of this Planned Development, the Department shall approve said Site Plan. Following approval of a Site Plan by the Department, the Site Plan shall be kept on permanent file with the Department and shall be deemed to be an integral part of this Planned Development. After approval of a Site Plan by the Department, the approved Site Plan may be changed or modified pursuant to the provisions of Statement Number 12 of this Planned Development. In the event of any inconsistency between an approved Site Plan and the terms of the Planned Development in effect at the time of approval of such Site Plan or of the modifications thereto, the terms of the Planned Development shall govern.

A Site Plan shall, at a minimum, provide the following information:

- (a) building elevations;
- (b) footprint of the improvements;
- (c) landscaping plan;
- (d) pedestrian and vehicular circulation;

- (e) preliminary cross-sections of the improvements; and
- (f) statistical information applicable to the applicable subarea including floor area and floor area ratio, uses to be established, building heights and setbacks.

A Site Plan shall include such other information as may be necessary to illustrate conformance with the applicable provisions of the Planned Development.

12. The terms, conditions and exhibits of this Planned Development may be modified administratively by the Commissioner of the Department upon the request of the Applicant and after a determination by the Commissioner that such a modification is minor, appropriate and consistent with the nature of the improvements contemplated herein. Any such modification shall be deemed a minor change in the Planned Development as contemplated by Section 11.11-3(c) of the Chicago Zoning Ordinance.
13. The Applicant acknowledges that it is in the public interest to design, construct and maintain all buildings in a manner which promotes and maximizes the conservation of energy resources. The Applicant shall use best and reasonable efforts to design, construct and maintain all buildings located within this Planned Development in an energy efficient manner, generally consistent with the most current energy efficiency standards published by the American Society of Heating, Refrigeration and Air-Conditioning Engineers ("A.S.H.R.A.E.") and the Illuminating Engineering Society ("I.E.S.").
14. Unless substantial construction of the improvements contemplated by this Planned Development within Subarea A has commenced within six (6) years of the effective date hereof and unless the completion of those improvements is thereafter diligently pursued, then this Planned Development shall expire and the zoning of the Property shall automatically revert to the C3-2 Commercial-Manufacturing District. The six (6) year period may be extended for up to one (1) additional year if, before expiration, the Commissioner of the Department determines that good cause for an extension is shown.

15. Applicant shall make good faith efforts to obtain easement rights from the State of Illinois, at no cost to the Applicant, which are necessary to landscape the parcel not within the Property but located generally between South Cicero Avenue and the Property between the northern boundary of the Property and a point approximately five hundred ninety-five (595) feet north of the southern boundary of the Property (the "Exemption Parcel"). If Applicant is successful in obtaining such easement rights, Applicant shall within six (6) months after issuance by the Department of the first Part II approval for any development of Subarea C, submit a landscape plan for the Exemption Parcel to the Department for review and approval. By the end of the next planting season thereafter, the Applicant shall install said landscaping and Applicant shall thereafter maintain said landscaping subject to the terms of the easement.

[Existing Zoning Map; Plan Development and Property Line Map; Existing Land-Use and Subarea Map; Right-of-Way Adjustment Map; Site and Subarea Plan; Landscape Site Plan; and Building Elevation Drawings referred to in these Plan of Development Statements printed on pages 77824 through 77830 of this Journal.]

Bulk Regulations and Data Table referred to in these Plan of Development Statements reads as follows:

*Business Planned Development.*

*Plan Of Development*

*Bulk Regulations And Data Table.*

Gross Site Area	=	Net Site Area	+	Area Remaining in Public Right-of-Way
1,215,385 square feet (27.9 acres)		1,159,446 square feet (26.61 acres)		55,939 square feet (1.28 acres)

## Maximum Permitted Floor Area Ratio:

Overall Property	1.50.
Subarea A:	1.50.
Subarea B:	0.25.
Subarea C:	2.20.

## Maximum Percent Site Coverage:

Subarea A (Airline Training Center only):	In accordance with the exhibits described on Statement Number 4.
Subarea A (other than the Airline Training Center):	In accordance with Statement Number 10(b).
Subarea B:	In accordance with Statement Number 10(b).
Subarea C:	In accordance with Statement Number 10(b).

## Minimum Building Setbacks:

Subarea A (Airline Training Center only):	In accordance with the exhibits described on Number 4.
Subarea A (other than the Airline Training Center):	In accordance with Statement Number 10(b).
Subarea B:	In accordance with Statement Number 10(b).
Subarea C:	In accordance with Statement Number 10(b).

Minimum Number of Off-Street  
Parking Spaces\*:

Subarea A (Airline Training Center  
only):

400.

Subarea A (other than the Airline  
Training Center):

In accordance with Statement Number  
10(b), but no more than 200.

Subarea B:

0.

Subarea C:

In accordance with Planned Development  
Statement Number 10(b).

Minimum Number of Loading Berths:

Subarea A (Airline Training Center  
only):

2.

Subarea A (other than the Airline  
Training Center):

In accordance with Statement Number  
10(b).

Subarea B:

0.

Subarea C:

In accordance with Statement Number  
10(b).

Maximum Building Height:

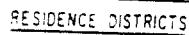
All Subareas:

150 feet.

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\* Nothing in this Planned Development shall be construed to limit the number of voluntarily provided off-street parking spaces provided within any subarea.

## CHICAGO ZONING ORDINANCE



- BUSINESS DISTRICTS

- COMMERCIAL DISTRICTS

- MANUFACTURING DISTRICTS

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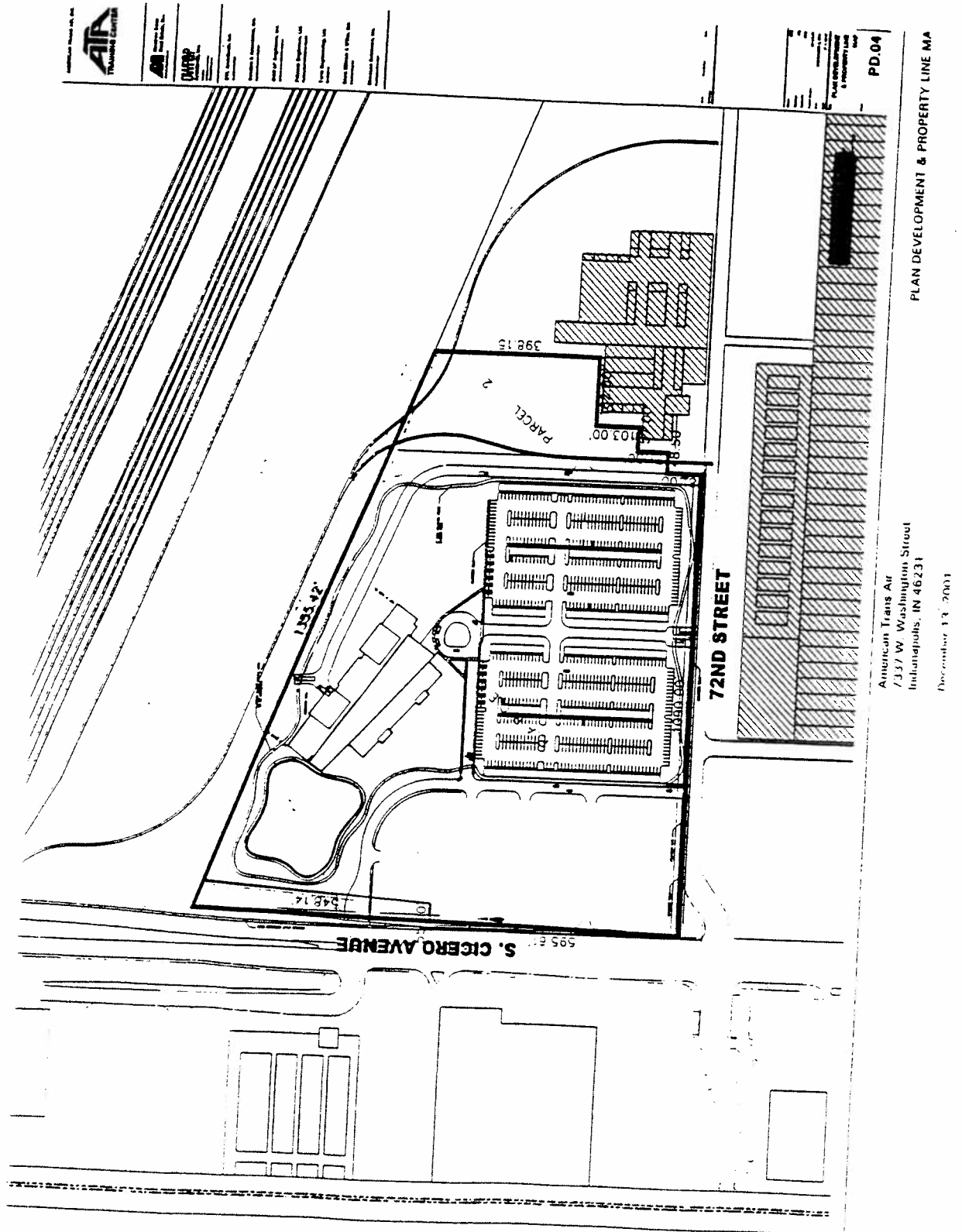


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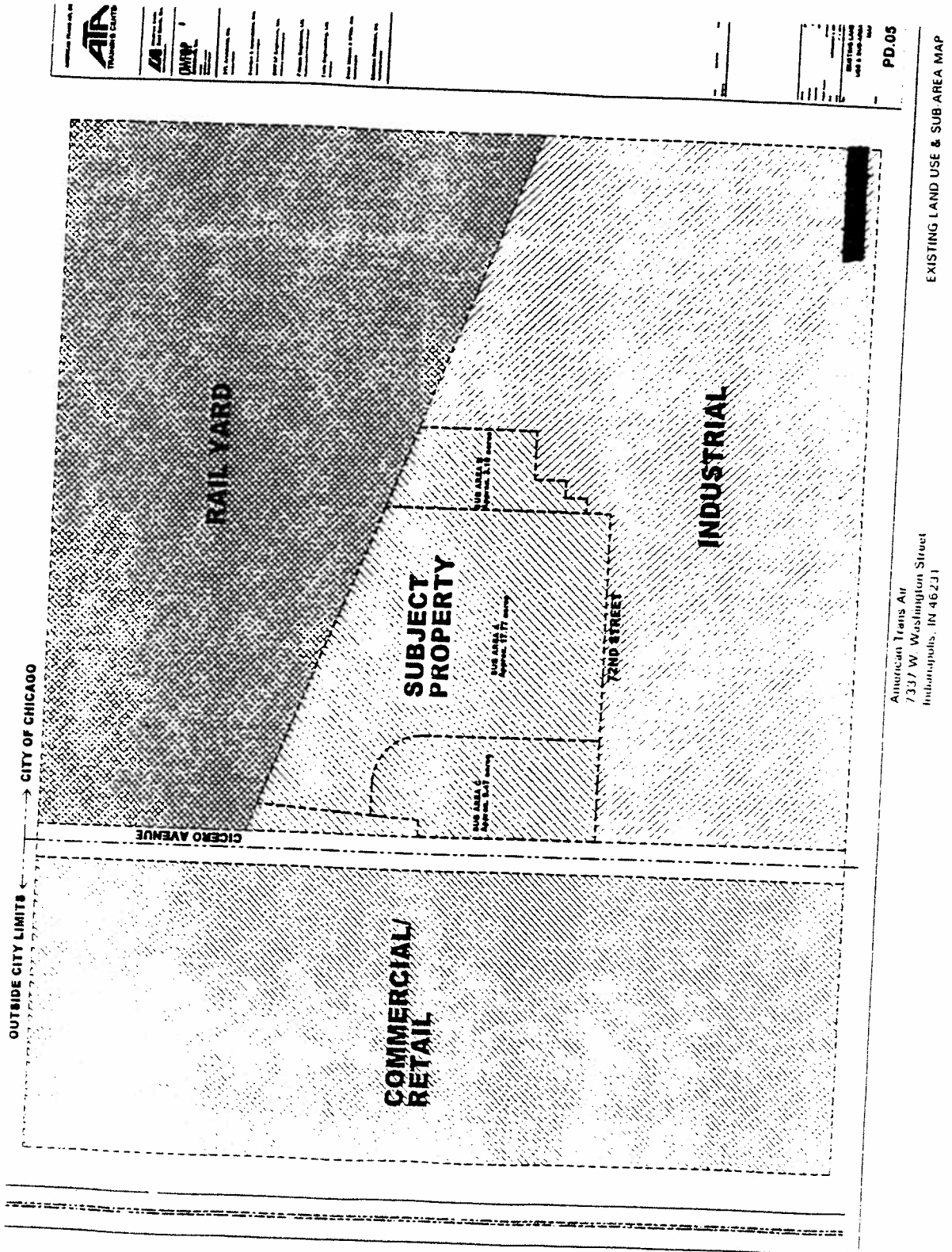
# REPORTS OF COMMITTEES

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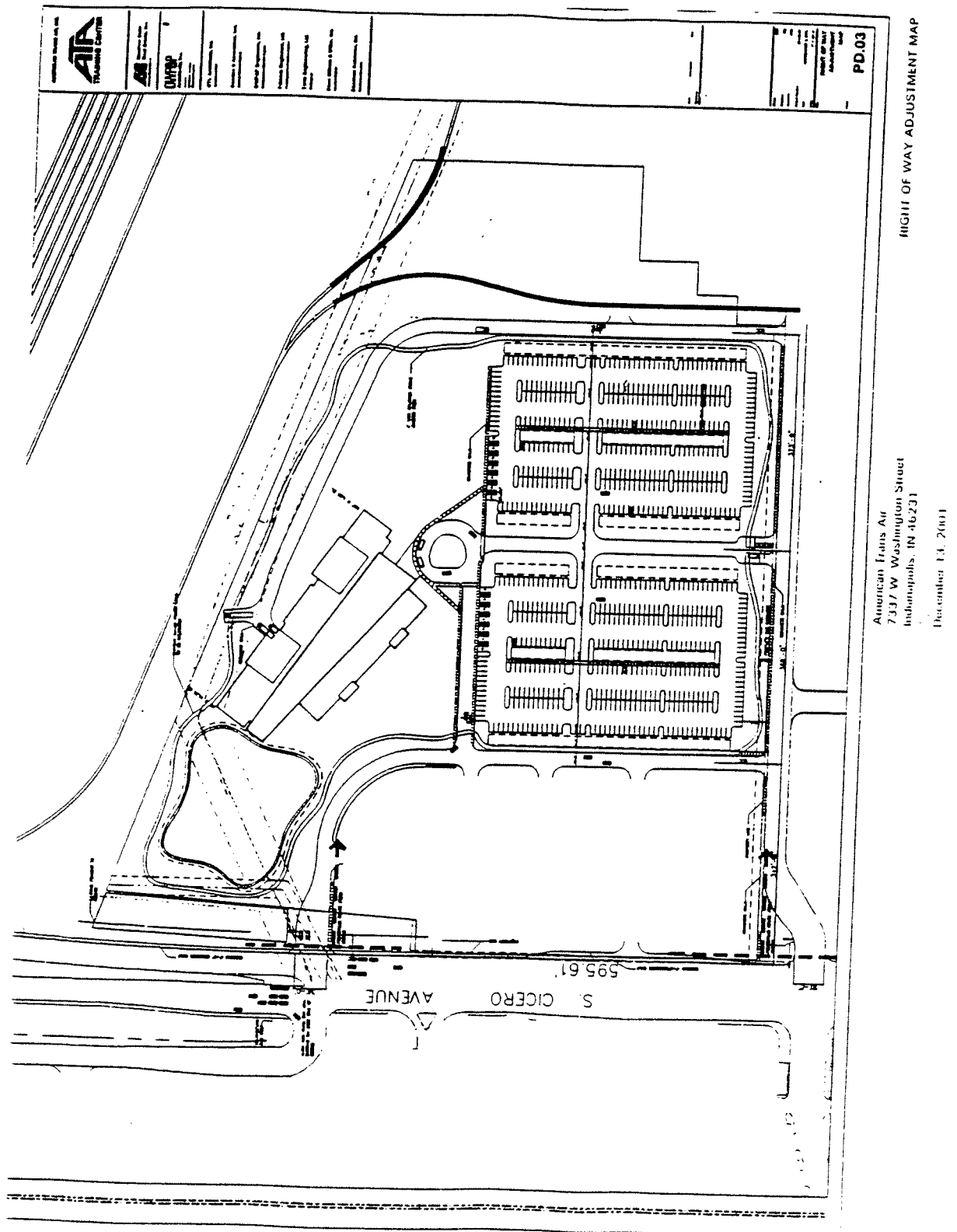
## Plan Development And Property Line Map.



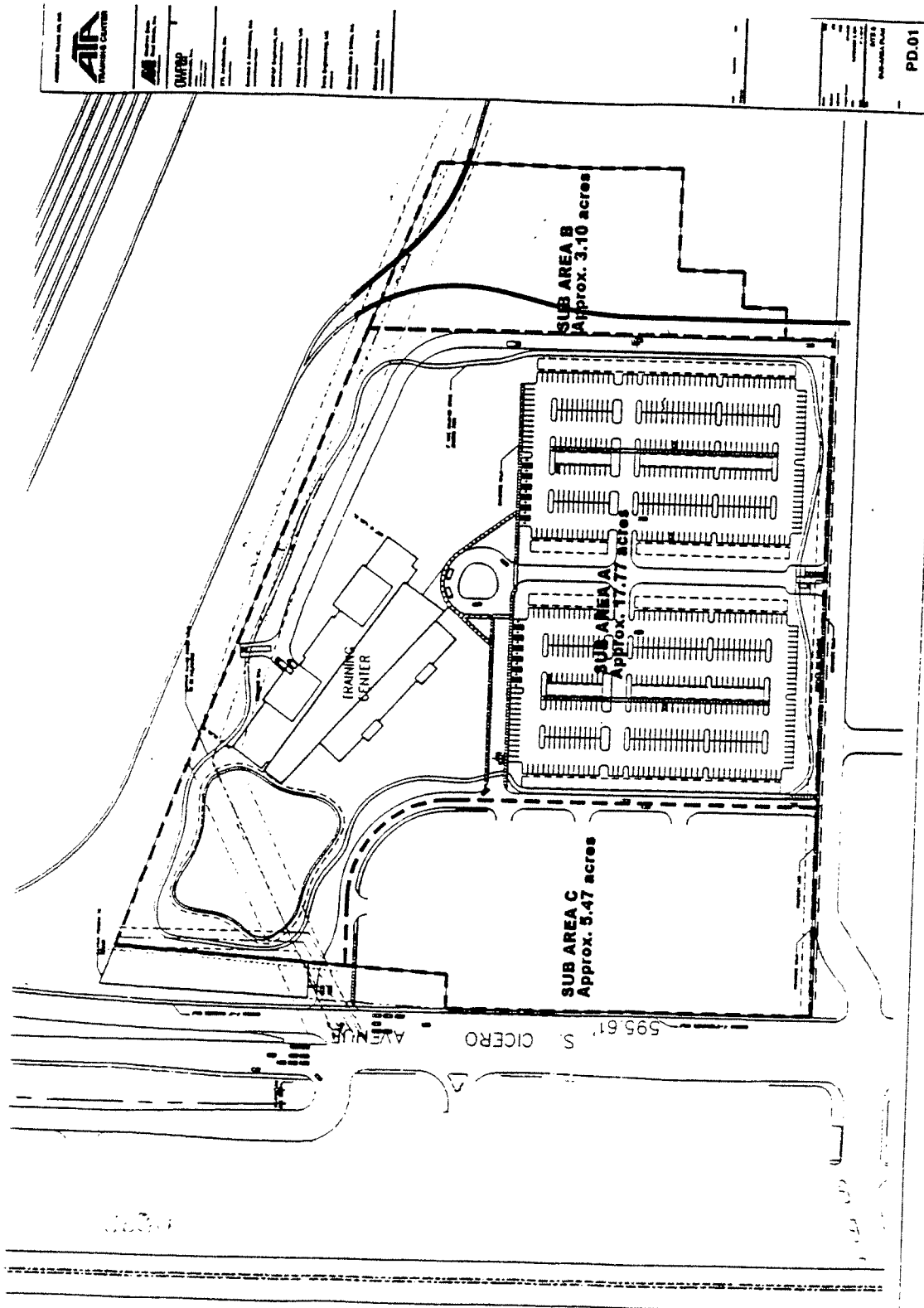
Existing Land-Use And Subarea Map.



Right-Of-Way Adjustment Map.



## Site And Subarea Plan.

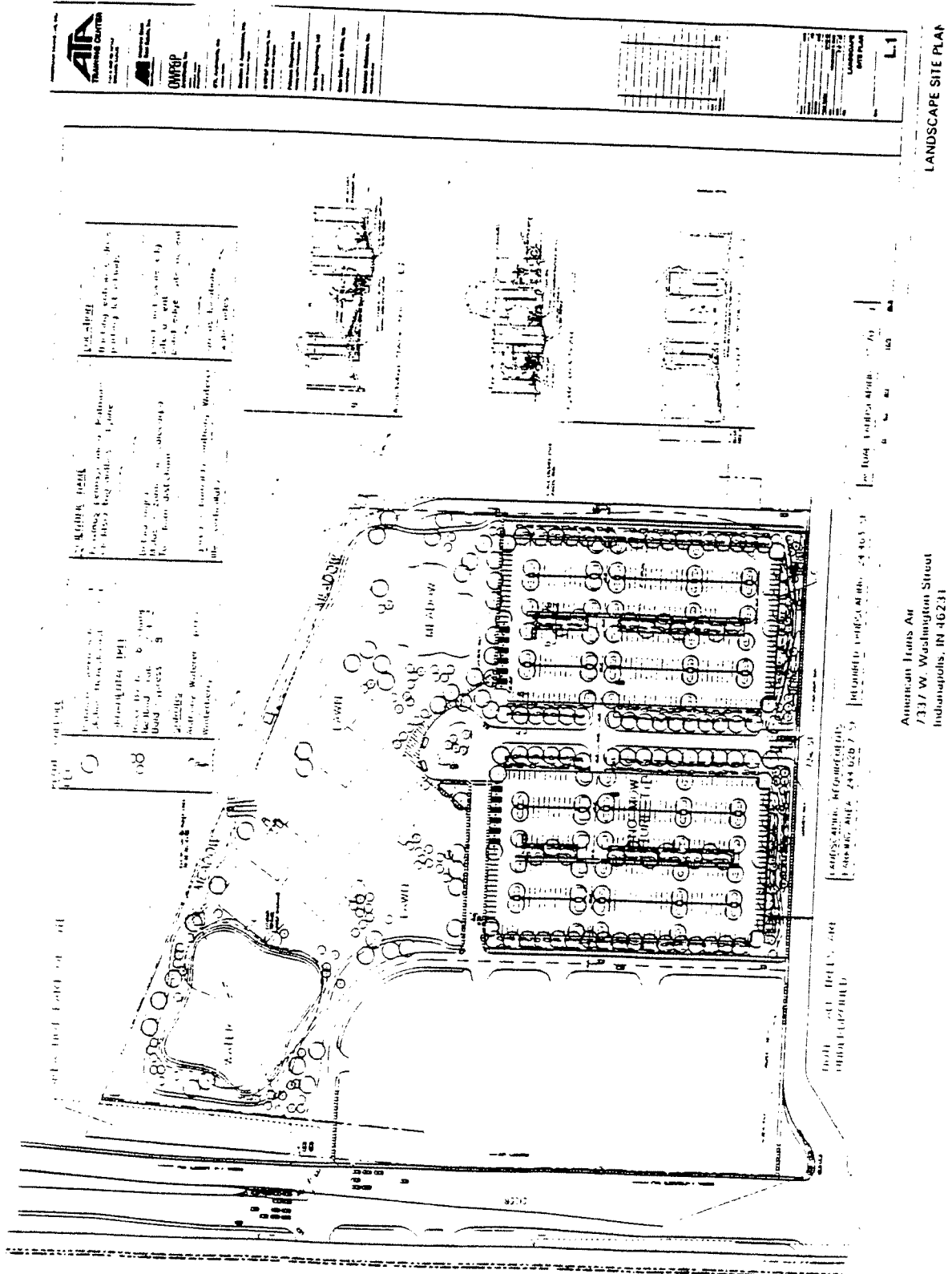


SITE &amp; SUB AREA PLAN

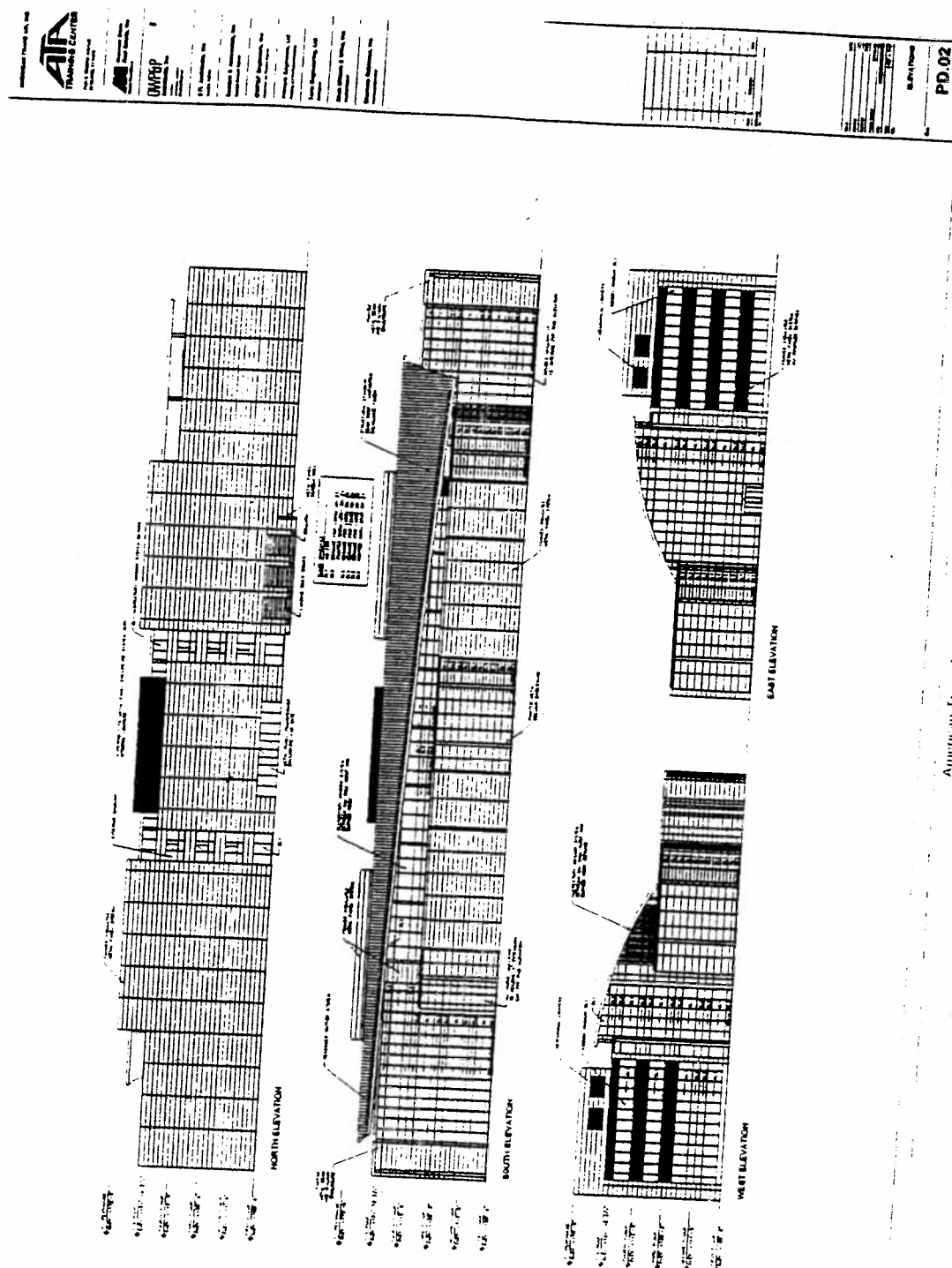
American Trans Air  
 7337 W. Washington Street  
 Indianapolis, IN 46231

December 13, 2001

Landscape Site Plan.



## Building Elevations.



American Trans Air  
 7337 W Washington Street  
 Indianapolis, IN 46231

December 13, 2001